

## Approved Minutes Comprehensive Plan Implementation Committee December 7<sup>th</sup>, 2009

Present: J. Papacosma, B. Taylor, D. Chipman, E. Martz, L. Huntington, planner C. Tukey,  
Selectman J. Henderson, guest Robert McIntyre.

Excused: R. Brooks

Minutes of Nov. 16<sup>th</sup> were approved with two corrections.

John Papacosma announced his resignation, effective at the end of this meeting.

He summarized the past two years:

In '08, consultants Beth Della Valle and Judy Colby-George were hired to assist CPIC.

In '09, John felt they were taking us in a “doctrinaire planning” direction not suited to Harpswell topography and politics.

John believed CPIC members had, meanwhile, consensus for a single basic step: to encourage, but not force, development to take place in areas around existing villages by permitting 1 acre lots in subdivisions in designated growth areas.

Clearly we were not ready to go to the '10 Town Meeting with this proposal for lack of public input.

John will continue to enforce the Town's planning ordinances from his seat on the Planning Board.

### Land Use Review

It was mentioned that the Land Trust is helping to preserve open space in our rural areas. Preservation of open rural land is central to the recommendations of the Comprehensive Plan.

More CPIC visits to well-planned subdivisions, cameras in hand, were recommended.

### Relationship with the Consultants

The planner said we could dissolve our contract now, and pay the consultants in full.

However, she recommended we try to rewrite the contract to use the balance available to fit our needs, such as preparing a survey (see below) and preparing for public meetings.

### Next steps

Local village meetings were suggested, to ask citizens about their concerns for their own areas.

Coming meeting could be used to investigate the possibilities before us.

It was proposed a new survey be devised by the CPIC to be widely circulated in town to solicit input from the town. Elsa Martz and David Chipman volunteered to coordinate this effort. They requested 3 questions for the survey be submitted by each CPIC member.

### Selectman Jim Henderson's request

Jim Henderson stopped by and stressed again that the selectmen need a summary update from CPIC.

He does not feel CPIC must feel bound to follow the contract as it was originally written.

The next meeting was set for January 4<sup>th</sup>, 2010.

Respectfully submitted, Louise Huntington